

THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, JULY 27, 2015

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:30 PM by Mayor Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

B. ROLL CALL: Mayor Keough	J. Carson	D. Fisher
	J. Knight	J. Semifero
	J. Smith	R. Tell

Also present: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Marie Sherry, Finance Director/Treasurer; Dan Schlaff, Public Services Superintendent; Carol Jones, Interim City Clerk; Justin Breyer, Assistant to the City Manager; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – July 13 2015

Motion Smith; support Knight to approve the minutes of the Regular City Council Meeting of July 13, 2015 with the following correction:

- Page 3 – Ms. Nicholls report, fifth bullet point change the word *were* to *will be*.

Unanimous voice vote approval.

D. PREARRANGED PARTICIPATION

Jim Haeussler, Peters Building Company

Mr. Haeussler came to the Council to dispel rumors regarding the Sloan property. Mr. Haeussler spoke about working with an investor who has purchased the property on Baker Road. He spoke of a previous concept for the property with 800 residential units and commercial extending to Parker Road. He is looking now to preserve some of the natural area and building of 360 homes with possibly some condos.

Ted Tear of 8090 Huron Street, Dexter

Mr. Tear spoke about not favoring the restaurant to be located at 3441 Broad Street. He commented about Carlisle Wortman's report that did not approve of a restaurant in a residential neighborhood. He also commented on the City paying Carlisle Wortman \$25,000 to revamp the zoning laws, an article from the Ann Arbor News, his previous experience in the restaurant business, and asked what would happen to that building should the restaurant fails. Mr. Tear concluded by saying that they do not need a new building in the neighborhood and asked for a "no" vote from Council.

E. APPROVAL OF THE AGENDA

Motion Smith; support Tell to approve the agenda with the following changes:

- The addition of two items for New Business item L-2 – Supplemental information from Ms. Aniol on Village Residential Zoning and article on living near a coffee shop from the applicant.
- Move item L-3 to Closed Session and renumber the remaining items, L-3 to L-6.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Ted Tear of 8090 Huron Street, Dexter commented that he has had a number of signs about the restaurant issue that have been stolen and that the public does not know about the proposed restaurant.

Paul Cousins of 7648 Forest, Dexter spoke of his experience with opening a restaurant in a residential area and the need for approval from the community. Broad Street is a historic street in the City and he has some concerns about this development and also asking for a no vote.

Jack Savas, business owner of 3441 Broad Street spoke to the issue of home values increasing when a business is integrated into a neighborhood. He feels this would be an asset in the community and create a more walkable neighborhood between the Cider Mill and the Library.

Al Maghes, owner of property at 8069 Third Street, Dexter stated that he doesn't support the project, as this is a residential neighborhood and he is getting ready to pull a building permit to build on his property. He brought up some negatives to the project such as parking issues, lights in homeowner's windows, and changes occurring of homes going back to single family structures.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

I. REPORTS

1. Finance Director/Treasurer – Marie Sherry

Ms. Sherry submits her report as per packet. Ms. Sherry gave the following updates:

- Still working with BS&A to get computer communication between the new and old parcel format.
- The Board of Review met.
- The City's bond rating is now AA.
- The DDA Bond came down an additional ½% and will sign the paperwork tomorrow (July 28). This will give the DDA \$300,000 savings on this bond.
- Need to work on a debt policy for the City. Request from Council to have work session on why there is such a concern about the City's debt.

2. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his report as per packet. Mr. Schlaff gave the following updates:

- Still working on the asphalt, have about two days left on Dexter Ann Arbor Road.
- Had a float problem at the Huron River Lift Station.
- Doing a lot of sewer cleaning with the vacator truck and will bring in the cameras to view the lines.
- Question... can we dislodge the log jam along Mill Creek? (Will Check into this.)
- Question...How are road repairs going? (Going about as expected, but it took about two weeks longer on Dexter Ann Arbor than planned.)

3. Community Development Manager – Michelle Aniol

Ms. Aniol submits her report as per packet. Ms. Aniol gave the following updates:

- Target Market Analysis Tutorial will take place on Tuesday, July 28 at the Dexter District Library with a tour prior to the meeting.
- Northern United Brewing Company has applied for a Strategic Initiative Grant and will be in a pilot program within the State of Michigan.
- The DDA did not have a quorum at their July meeting and they will talk about the Request for Qualifications at the August meeting.
- Attended a meeting with Kalamazoo officials along with Council Members Carson and Fisher.
- Comcast has submitted an application and plans to put high speed fiber into the Industrial Park.
- Will have a bi-annual report at the next meeting as the quarterly report did not happen.

4. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

Huron River Watershed Council Representative – Paul Cousins

- Mr. Cousins presented a plaque from the Huron River Watershed Council recognizing the 18th National Water Trail of which Dexter is part of the five cities included in this trail.
- Improvements in the River Up! program include the following: Barton Dam boat slide, Kiosks of which Dexter is the model, short films, Portage Lake Dam, fish habitats, Osprey nests, boat lockers, and art and inspiration.

- Had a successful Huron River Day.
- Good audit with a healthy fund balance.
- Suds on the River will be September 10.
- Question...How can the Watershed Council help us to clean up Mill Creek to the Huron River? (Will work on it.)

Washtenaw County Sheriff – Written report included in the packet

5. Subcommittee Reports

None

6. City Manager Report

Ms. Nicholls submits her report as per packet. Ms. Nicholls gave the following updates:

- MERS – looking to increase the contribution.
- Have a report from Orchard, Hiltz & McCliment on the Dover and Fifth intersection and it states that it doesn't warrant a stop sign.
- Have a request from the A&W regarding hooking up to the City's sewer system.
- Road funding – Will need to put something together for the Washtenaw County Road Commission on what projects the City would like to work on in the next round of funding.

7. Mayor's Report

Mr. Keough submits his report as per packet. Mr. Keough gave the following updates:

- Have a meeting planned with Waste Management. Are there any questions to ask...Can we change the date of pickup and do we get anything from our recycling? (Recycling market is way down for items.)
- Question – Will the response times for the Fire Department be available to us and is it City driven. (Yes and Yes)
- Question – Will the Facilities Committee be meeting? (They can meet if needed.)
- No update on the Tax Tribunal

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$143,825.21

Motion Fisher; support Smith to approve item 1 of the Consent Agenda.

Unanimous voice vote approval.

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Preliminary Site Plan Review Dan Hoey Medical Office Building

Motion Semifero; support Smith based on the recommendation of the Planning Commission, the information provided by the applicant, and pursuant to Section 21.04. sub-section D5 City Council Action, City Council moves to approve the Preliminary Site Plan for the medical office building at the southwest corner of the intersection of Dan Hoey Road and Lexington Drive, subject to the following conditions:

1. Allow 6 additional parking spaces;
2. Allow a 30-foot drive aisle;
3. Lighting for parking area to be determined with staff;
4. Recommendations cited in the CWA review letter dated, June 17, 2015;
5. Recommendations cited in the OHM review letter dated, June 18, 2015;
6. Recommendations cited in the DAFD review letter dated, June 6, 2015; and
7. Recommendation in staff's memo dated, July 2, 2015.

Ayes: Carson, Fisher, Knight, Semifero, Smith, Tell, and Keough

Nays: None

Motion carries

2. Consideration of: 3441 Broad Street a.k.a. Strawberry Alarm Clock
Special Land Use (Café)
Combined Site Plan, Revised Site Plan

Motion Semifero; support Tell based on the information received from the applicant, and pursuant to Section 8.03, Special Land Use review standards, the Dexter City Council moves to approve the Special Land Use application for a café at 3441 Broad Street subject to the following conditions:

1. Site Plan approval
2. Hours of operation to be 6 a.m. to 9 p.m.

Ayes: Fisher, Knight, Semifero, Smith, Tell, Carson, and Keough

Nays: None

Motion carries

Motion Smith; support Carson based on the information received from the applicant and pursuant to Section 21.04, E6 City Council Action, the Dexter City Council moves to postpone action on the Combined Site Plan for the Strawberry Alarm Clock at 3441 Broad Street. Until September 14, 2015 Council Meeting, to allow the applicant more time to address the following:

1. Design of a building that would be consistent with the preservation and enhancement of property values within existing residential area;
2. Concerns of residents and some members of Council that, for the desired use, the current design is not one that fits in good with the neighborhood; and
3. Presentation of a redesigned building at Planning Commission Meeting on September 8, 2015.

Ayes: Smith

Nays: Knight, Semifero, Tell, Carson, Fisher and Keough

Motion fails 6 to 1

Motion Knight; support Tell based on the recommendation of the Planning Commission, the information received from the applicant, and pursuant to Section 21.04, sub-section E6 City Council Action, the Dexter City Council moves to approve the Combined Site Plan for the Strawberry Alarm Clock Café at 3441 Broad Street, subject to the following conditions:

1. All mechanical equipment shall be screened from view of the street and adjacent residential use(s), and shall be located in the rear of side yard;
2. Deviation of the parking requirements to allow a total of 7 off-street parking spaces;
3. Information related to delivery vehicle type, timing, etc., to ensure site circulation will not be impacted during hours of operation must be provided; and
4. Special Land Use approval.

Ayes: Semifero, Tell, Knight and Keough

Nays: Smith, Carson and Fisher

Motion carries 4 to 3

3. Consideration of: Telephone System Upgrade Proposal Award

Motion Smith; support Tell to postpone action on the telephone system upgrade proposal award.

Ayes: Smith, Tell, Carson, Knight and Keough

Nays: Fisher and Semifero

Motion carries 5 to 2

4. Consideration of: Dan Hoey/Shield/Baker Traffic Study

Motion Carson; support Smith to enter an agreement between the City of Dexter and the Board of the Washtenaw County Road Commissioners to issue a purchase order to OHM for a Traffic Study for the intersections of Baker Road and Shield Road and the intersections of Baker Road and Dan Hoey Road with the City of Dexter paying 50% of all actual cost incurred with the Study not to exceed \$16,500.

Ayes: Tell, Carson, Fisher, Knight, Semifero, Smith and Keough

Nays: None

Motion carries

5. Consideration of: Auditor Contract Renewal

Motion Carson; support Smith to award the Auditor Contract for Fiscal Year 2014-2015 through 2016-2017 to PSLZ, LLP at a cost of \$12,500 per year.

Ayes: Fisher, Knight, Semifero, Smith, Tell, Carson and Keough

Nays: None

Motion carries

6. Consideration of: WAVE Contracts
“Community Connector” Contract
“Door-to-Door” Contract

Motion Smith; support Semifero to approve the City’s annual contracts with Western-Washtenaw Area Value Express for Door to Door service at a cost of \$18,500 and for the Community Connector service at a cost of \$16,500 for the period of July 1, 2015 to June 30, 2016.

Ayes: Knight, Semifero, Smith, Tell, Carson, Fisher and Keough
Nays: None
Motion carries

M. COUNCIL COMMENTS

Tell None
Fisher Attended my 50th Class Reunion from Dexter this past weekend and received a compliment from the husband of a friend on the work done in government and praise from another classmate on the work that has been done in Dexter.
Semifero Do we have any status on new microphones for the meeting? (Council Member Carson reported that the system at the Senior Center has been fixed.) Announced that the Village Cleaners on Baker Road will be closing as of Friday.
Jones Invited all to attend the Annual Ice Cream Social at St. Andrew’s Church on Thursday, August 6.
Smith None
Knight None
Carson None

N. NON-ARRANGED PARTICIPATION

None

O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING PENDING LITIGATION IN ACCORDANCE WITH MCL 15.268.

Motion Smith; support Fisher to move into Closed Session for the purpose of discussing pending litigation in accordance with MCL 15.268 at 10:38 PM.

Ayes: Semifero, Smith, Tell, Carson, Fisher, Knight and Keough
Nays: None
Motion carries

Motion Tell; support Semifero to leave Closed Session at 10:55 PM.

Ayes: Smith, Tell, Carson, Fisher, Knight, Semifero and Keough
Nays: None
Motion carries

Motion Smith; support Knight to instruct staff to proceed as directed in the Closed Session.

Ayes: Tell, Carson, Fisher, Knight, Semifero, Smith and Keough

Nays: None

Motion carries

P. ADJOURNMENT

Motion Smith; support Knight to adjourn at 10:56 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____